

FALLBROOK COMMUNITY PLANNING GROUP

And

FALLBROOK DESIGN REVIEW BOARD

Regular Meeting

Monday 15 August 2011, 7:00 P.M., Live Oak School, 1978 Reche Road, Fallbrook

MINUTES

Meeting called to order at 7:00 PM by Jack Wood, who led the assembly in the Pledge of Allegiance.

12 members were present: Anne Burdick, Jean Dooley, Tom Harrington, Ron Miller, Michele Bain, Donna Gebhart, Jack Wood, Roy Moosa, Harry Christiansen, Ike Perez, Jackie Heyneman and Chuck Sanacore. Steve Smith, Jim Russell and Eileen Delaney were excused.

1. Open Forum. Opportunity for members of the public to speak to the Planning Group on any subject matter within the Group's jurisdiction but not on today's agenda. Three minute limitation. Non-discussion & Non-voting item

Mr. Wood informed the PG that he had attended the DPLU Steering Committee and brought up the issue of the large numbers of parcels being proposed for incorporation into Indian Reservations in San Diego County. The County's liaison with the tribal authorities had indicated to Jack when this matter came before the FCPG that there were 37 properties currently proposed for incorporation into local reservations. Mr. Wood noted that several representatives from other Planning Groups expressed interest in meeting further on this subject.

Mr. Wood also informed the Group that he had represented the Fallbrook Planning Group at the Planning Commission Meeting to highlight the Group's concerns with the Meadowood project. He stated that there were also five tribal presentations objecting to the alignment of Horse Ranch Creek Road because of the discovery of human remains and the sacred nature of that terrain. The Planning Commission continued the project for 60 days so that the tribal representatives and the proponent could work out a compromise.

2. Approval of the minutes for the meetings of 18 July 2011. Voting item.

Ms. Bain motioned to approve the minutes. The motion passed with Mr. Sanacore abstaining.

3. County Department of Public Works staff has requested permission to install new/extend existing red curb (parking prohibition) on east side of South Mission Road to improve sight visibility at the Mission Plaza Mall located between 1328-1418 South Mission Road in Fallbrook. Installation of new red curbing along the east side of South Mission Road starting 380 ft from the centerline of Clemmens Lane at South Mission Road and continuing southerly for an additional 170' and extension of the existing red curb along the east side of South Mission Road starting 610 ft from the centerline of Clemmens Lane at South Mission Road and continuing southerly for an additional 170'. County staff: Minh C. Tran, San Diego County Traffic Engineering, (858) 874-4027, Minh.Tran@sdcounty.ca.gov. Circulation committee. Community input. Voting item.

Ms. Burdick introduced the request. DPW is requesting an extension of parking restrictions along the east side of South Mission Road south of Clemmens Lane in order to address the large number of accidents with traffic entering and exiting the southern driveway of the Mission Plaza Mall. This proposal includes a parking restriction of 170' between the Mall's two driveways, a 70' restriction beyond the southern driveway, and leaves 70' for parking in front of the properties immediately to the south of the Mall (the equivalent of three parking spaces). The owners of the businesses affected have both agreed to this proposal.

After limited discussion Ms. Burdick motioned to approve the parking restriction as submitted and the motion passed unanimously.

4. The County Department of Planning and Land Use has requested suggestions on what should be included in the "Single Family Residential Design Guidelines" they are composing. County planner Marcus Lubich, 858-694-8847, marcus.lubich@sdcounty.ca.gov. **Land Use, Circulation, & Design Review Committees**. Community input. Voting item.

1) When you review subdivision plans (Tentative Parcel Maps and/or Tentative Maps):

a) What problems do you see that contribute to poor subdivision design?

1. Inadequate parking. Inconvenient location and poor functionality of Handicapped, Visitor and overflow parking. Inadequate parking in the proximity of common facilities. Multi-family developments concentrating parking in central locations, not distributing them adjacent to residences.
2. Lack of permanent alternate ingress and egress. Not just emergency alternate access. Road improvements put off until subsequent development. Commercial traffic not routed away from residential streets.
3. A primary access that lacks adequate sight distance, turn lanes, acceleration / deceleration lanes and traffic signals, if needed.
4. Developers' lack of knowledge of regulations, zoning, Design Guidelines.
5. Project contradicts the Community Plan.
- 6 Too high density
7. Cookie cutter lots with buildings that lack community character.
8. Lack of proper landscaping, trees, shrubs, etc.
9. Little or no open space, parks, trails.
10. Little or no amenities.

b) What features result in good subdivision design?

1. Adequate on-street and off-street parking that accommodates more than two vehicles per household in addition to guest parking. Adequate and functional parking for the types of people the project is being marketed to.
2. Roads constructed to County public road standards. Permanent alternate access. All public improvements in place prior to completion of the project.
3. Primary access dramatically exceeds any County minimum traffic safety design guidelines. Entry features set well back from primary road not constricting traffic flow.
4. Adherence to Community Plan and Design Guidelines.
5. Variety of lot sizes that follow the natural terrain.
6. Variety of building designs with a mix of one and two stories, variety of footprints, garages large enough to accommodate larger vehicles, and aprons large enough to provide space for parking without infringing on pedestrian traffic.
7. Parks, trails, open space and other amenities.

2) When you review Site Plans:

a) What contributes to a poorly designed building?

1. "Block like" building forms and configurations that lack architectural detail.
2. Lack of harmony with the surrounding Rural Community Character
3. Small garages that cannot accommodate two large vehicles and some room for storage.
4. Short driveways that cannot accommodate extra vehicles and/or guest parking.

5. Minimal setbacks (less than 10-15 ft).
6. Inadequate or inappropriate trees/shrubs/plants and poor landscape design.
7. Lack of “Green” or energy efficient details.
8. Signage that is too large and impacts the visual quality of the area.

b) What features contribute to a well designed building?

1. Architectural Character (For Fallbrook, the “Village Style”- Policy LU 2.4.4)
2. A building in harmony with the surrounding community character and the character/terrain of the site.
3. Side entrance garages large enough to accommodate larger SUV type vehicles and longer driveways for off-street parking as well as a more rural look.
4. Appropriate landscaping for fire prevention. The use of evergreen trees for westerly-facing windows to reduce sun exposure in the summer, and the use of deciduous trees for southerly-facing windows to provide shade in the summer and to allow heat in, in the winter.
5. Green/Solar/ Energy efficient.
6. Visible address.
7. Appropriate lighting.

3) What are your top three concerns that you would like to see address in Residential Design Guidelines?

1. Adherence to all San Diego County regulations, with emphasis on minimum lot sizes, architectural variety in design and height, provision for schools, open space, parks, and trails, and protection of natural terrain.
2. Adequate and adjacent on-street and off-street parking for all residents and guests. Handicap parking placed throughout developments to promote access. Innovative ideas like enlarged cul-de-sacs with parking in the center. Projects that dramatically exceed the County’s minimum parking requirements when families are considered the market target.
3. Distributing and reviewing with applicants at the pre-planning conference the relevant Community Plan and the applicable Design Review Guidelines for all types of development.

5. Request for Waiver of B Designator requirement for a site plan for wall signs. Location: Autoheim, 120 So. Main Ave. Contact: David Allee 760-723-8641. County Planner: Debra Frischer, debra.frischer@sdcounty.ca.gov. **Design Review Committee**. Continued at the 18 July 2011 FCPG meeting. Community Input. Voting Item. (6/27)

Request continued.

6. TPM21184, STP99-051W1 Fallbrook Marketplace. Request to subdivide the property located at 1328 through 1418 South Mission Road into 4 lots (19 Condominium conversion units). Owner; El Tigre, Holding Corp 760-728-8800. Applicant and contact person Ron Aquino 760-745-8118 Raquino@excelengineering.net. County planner Dennis Campbell 858-505-6380, dennis.campbell@sdcounty.ca.gov. Approved at the Jan 2011 FCPG meeting. Controversy has arisen concerning pedestrian traffic along Old Stage Road adjacent to the property. **Land Use, Circulation and Parks & Recreation Committees**. Community input. Voting item. (7/26)

Request withdrawn.

The meeting was adjourned at 8:05 pm.
Tom Harrington, secretary.